



7 Mill Croft Close, Rochdale

Offers in Region of £390,000





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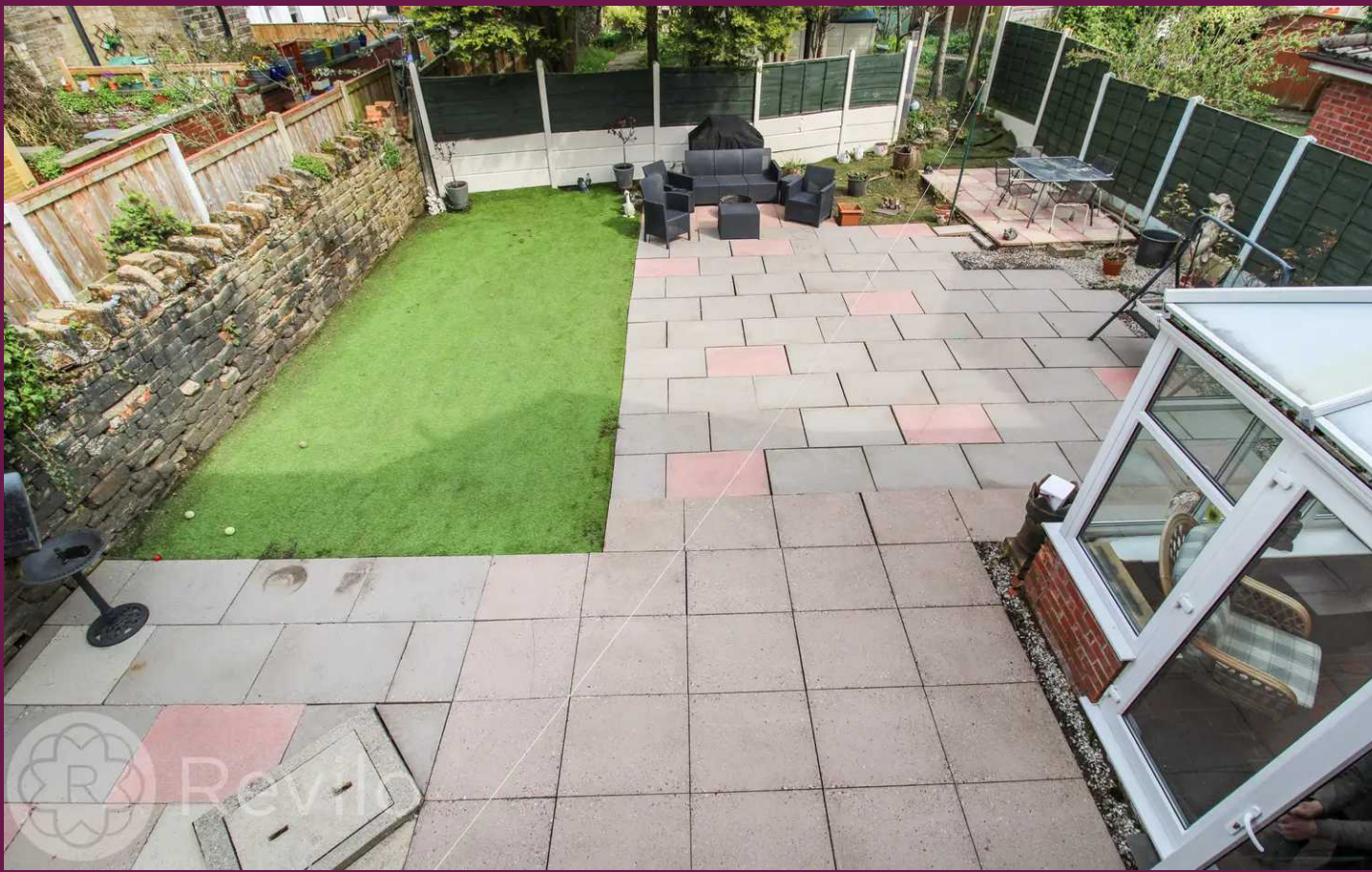
Rochdale, Rochdale

*** EXECUTIVE DETACHED PROPERTY / FIVE BEDROOMS / FOUR RECEPTION ROOMS INC HOME OFFICE / GUEST WC & FAMILY BATHROOM / LARGE CORNER PLOT WITH FURTHER DEVELOPMENT POTENTIAL / SUBSTANTIAL DRIVEWAY PARKING / PRIVATE REAR GARDEN / CUL-DE-SAC LOCATION / IDEAL FAMILY HOME / VIEWINGS HIGHLY RECOMMENDED ***

Council Tax band: E

Tenure: Leasehold

- Executive Detached Property
- Five Bedrooms
- Four Reception Rooms Inc Home Office
- WC & Bathroom
- DG, GCH & Alarm
- Large Corner Plot
- Further Development Potential
- Substantial Driveway Parking
- Ideal Family Home
- Viewings Highly Recommended



Entrance Hall

10' 0" x 4' 2" (3.05m x 1.27m)

Front facing entrance door and side facing window, staircase leading to the first floor and access to the lounge & home office.

Lounge

15' 10" x 11' 10" (4.83m x 3.6m)

Front facing double glazed window, radiator, feature fire place, doors leading through to the dining room.

Dining Room

9' 1" x 11' 10" (2.76m x 3.6m)

Rear facing double glazed Patio doors giving access to the conservatory, radiator, dining area and kitchen access.

Conservatory

8' 6" x 12' 10" (2.6m x 3.91m)

Side facing double glazed French doors giving access to the rear garden, rear & side facing double glazed windows, brick & UPVC double glazed construction & tiled floor.

Breakfast Kitchen

9' 7" x 12' 8" (2.91m x 3.87m)

Side facing double glazed door giving access to the rear garden and rear facing double glazed window, radiator, fitted kitchen with a selection of wall and base units, work surfaces, breakfast bar, splash back tiling, gas hob, extractor and double oven, sink & drainer, space for a dish washer and under counter fridge and under stair pantry cupboard.

Inner Hall

WC

3' 8" x 5' 10" (1.12m x 1.79m)

Side facing window, two piece suite comprising WC and vanity hand basin, splash back tiling, tiled floor.





Utility Room

5' 3" x 5' 9" (1.61m x 1.74m)

Fitted utility with a selection of wall and base units, work surfaces, plumbed for automatic washing machine and space for a under counter freezer.

Bedroom Five

16' 12" x 8' 7" (5.17m x 2.62m)

Front, side & rear facing double glazed windows and rear facing door giving access to the rear garden, radiator, wall mounted boiler, ideal ground floor bedroom or sitting room.

Office

10' 7" x 8' 10" (3.22m x 2.68m)

Front facing double glazed window, radiator, ideal home office/study.

First Floor Landing

Storage cupboard.

Bedroom One

12' 8" x 11' 11" (3.87m x 3.62m)

Front facing double glazed window, radiator, double room with fitted wardrobes.

Bedroom Two

11' 1" x 9' 5" (3.38m x 2.86m)

Front facing double glazed window, radiator, double room.

Bedroom Three

12' 4" x 8' 0" (3.75m x 2.44m)

Rear facing double glazed window, radiator, loft hatch with drop down ladders, part boarded & light.

Bedroom Four

8' 0" x 9' 5" (2.44m x 2.88m)

Rear facing double glazed window, radiator.





Family Bathroom

5' 6" x 6' 9" (1.67m x 2.06m)

Rear facing double glazed frosted window, radiator, ceiling spot lights, three piece suite comprising WC, pedestal sink & panel bath, part tiled walls.

Revilo Insight

Tenure: Leasehold / Title No: GM185457 / Class Of Title: Absolute / Date: 12 July 1979 / Term: 999 years from 1 July 1978 / Tax Band: E / Parking: Substantial Driveway Parking.

Large corner plot with substantial front lawn, planting beds to borders, side gated access to the rear garden with paved patio seating areas, artificial lawn and walled & fenced boundaries.

Driveway parking for up to four vehicles with the potential to extend the drive further into the lawn if needed.



GROUND FLOOR
941 sq.ft. (87.5 sq.m.) approx.

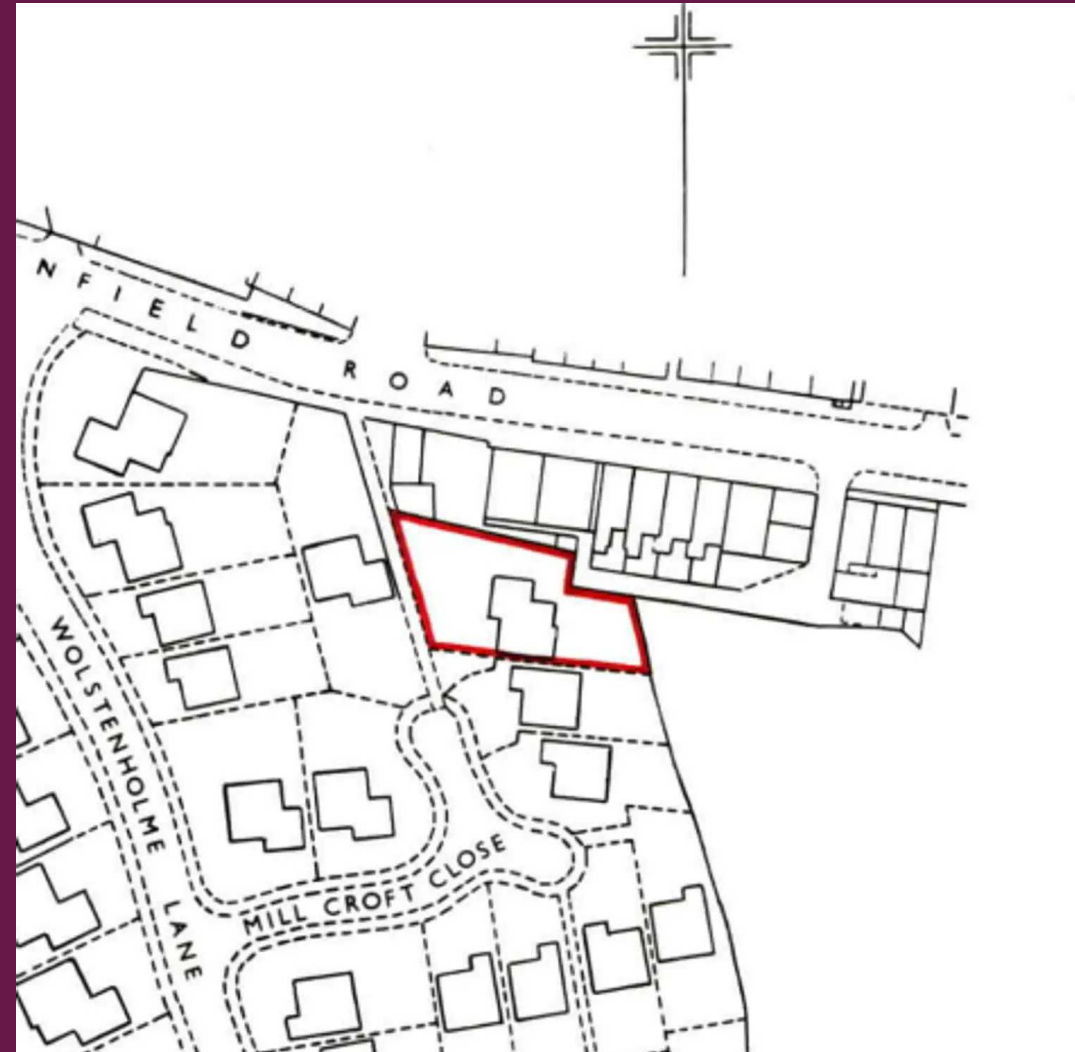


1ST FLOOR
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1513 sq.ft. (140.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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